

**MINUTES OF THE PORT OF BELLINGHAM
COMMISSION MEETING
HELD TUESDAY APRIL 23, 2019
HARBOR CENTER ROOM
1801 ROEDER AVENUE, BELLINGHAM, WASHINGTON**

Present:	Commissioners:	
	President	Bobby Briscoe
	Vice President	Ken Bell
	Secretary	Michael Shepard
Staff:	Rob Fix	Executive Director
	Sunil Harman	Aviation Director
	Brian Gouran	Environmental, Planning Director
	Elizabeth Monahan	Human Resources Director
	Tamara Sobjack	Finance Director, Auditor
	Shirley Mc Fearin	Real Estate Director
	Mike Hogan	Public Affairs Administrator
	Brian Keenan	Project Engineer
	Greg Nicoll	Senior Engineer
	Frank Chmelik	Port Legal Counsel
	Diane McClain	Executive Secretary

OPEN PUBLIC MEETING, ROLL CALL AND IMMEDIATELY RECESS TO

EXECUTIVE SESSION At approximately 3:30 PM, the regular meeting was opened, roll was taken and immediately recessed to executive session. The purpose of the executive session was to discuss potential real estate transactions pursuant to RCW 42.30.110(1) (c). The executive session was expected to last approximately 1.0 hour with no formal action taken by the Commission during the executive session.

4:30 RECONVENE PUBLIC MEETING, ROLL CALL- At approximately 4:30 p.m., Commission President Briscoe closed the executive session, reconvened the public meeting and announced that all 3 Commissioners were present.

Advisory Committee Announcements

PUBLIC COMMENT PERIOD-

Mark Bueher announced he was looking forward to the presentation on the Lignin Building and in spoke of affordable housing

John Brown spoke of train noise in Fairhaven, hearing 8 to 10 whistles nightly and looking forward to the update on the quiet zones.

April Barker (City Council member) spoke in support of continuing the shared focus on the healthy food access concept and affordable housing- to be discussed in the update on the Lignin Building.

Michael Chiavario urged support for affordable housing and jobs creation in Whatcom County.

Paul Schissler spoke of community and economic development and was eager to learn more from the update on Lignin Building.

CONSENT AGENDA

Motion: Approve Consent Agenda items A- F

- A. Approve the minutes of the April 09, 2019, regular Commission meeting.
- B. Authorize the Executive Director to execute Amendment No. 11 to the Professional Services Agreement (PSA) with CH2M Hill Inc. for the BLI Slater Road Mitigation site in the amount of \$13,701 for a total contract amount of \$596,208 and extend the term of the PSA through the end of 2019.
- C. Authorize the Executive Director to execute Amendment No. 4 to the Professional Services Agreement (PSA) with RMC Architects, Inc. for construction-phase support for the Blaine Webhouse No.1 project in the amount of \$58,045 for a total contract amount of \$404,664.
- D. Authorize the Executive Director to execute Amendment No. 1 to the grant Project Agreement with Recreation and Conservation Office (RCO) for the Zuanich Park Day Dock; removing the floats from the agreement.
- E. Approve Consent to Assignment of Lease and Moorage Agreements for Change of Ownership between the Port of Bellingham, Bellhaven Yacht Sales and Charters, Inc. and Dream Yacht Americas, Inc.
- F. Authorize the Executive Director to accept reimbursement in the amount of \$4,921.26 from the Washington State Department of Natural Resources (DNR) Derelict Vessel Removal Project Reimbursement Program for costs associated with removal and disposal of an abandoned vessel discovered grounded on Little Squalicum Beach in May 2016.

Discussion: After some discussion and clarification of consent agenda items B and D, Item C was pulled to be discussed separately and Item E was removed when deemed item not ready. The motion was then revised as follows:

Motion to Approve Consent Agenda items A, B, D and F.

Motion approved with a 3-0 vote.

PRESENTATION

ASB Art Installation- Public Affairs Administrator Mike Hogan introduced Lisa Citron, Project Director for 'From a Child's Point of View' to present images and comments by fourth grade students involved in the making an art project that depicted their views of the impact of human activities on planet Earth. Ms. Citron proposed this art project be installed on public property in a new waterfront park or trail. A motion to all Ms. Citron to coordinate the installation of the artwork as presented along the ASB (Aeration Stabilization Basin) trail was made and passed unanimously.

Update- Fairhaven Quiet Zone Railroad Improvements

Project Engineer Brian Keenan presented an overview of the multiple locations and an update of conceptual and safety improvements to the Fairhaven Quiet Zone Crossing, Harris Avenue Railway Crossing, Alaska Ferry Railway Crossing and Fairhaven Marine Industrial Park (FMIP) Railway Crossing. The commission discussed scheduling, grant funding, working with BNSF, traffic route considerations, and quiet zone implementation.

Update- Lignin Parcel, Whatcom Community Foundation

Whatcom Community Foundation President & CEO Mauri Ingram presented an overview and shared a conceptual vision for the redevelopment of the Lignin Building as a local food campus (The Millworks) to be located on 3 acres in the Waterfront District. Ms. Ingram discussed potential funding opportunities, the benefits in partnering with others in the community to develop a multi-faceted campus that could combine the local food campus concept with mixed income affordable housing, a performance center, office condominiums, childcare and healthcare services; supporting job creation and economic growth. Commissioners Shepard, Bell and Briscoe noted support and Director Fix indicated that staff will start working on an MOU (Memorandum of Understanding) to work with Ms. Ingram's group on next steps for this concept.

ACTION ITEMS

1. AIRPORT GROUND LEASE- ALPHA DISTRIBUTORS, INC

Motion: Approve the Airport Ground Lease between the Port of Bellingham and Alpha Distributors, Inc. for the former Washington Air National Guard (WANG) site at the Bellingham International Airport (BLI).

Discussion: Aviation Director Sunil Harman and Real Estate Director Shirley McFearin discussed the purpose and terms of the proposed 25 year airport ground lease with Alpha Distributors, Inc. and recognized a team of Port staff and legal counsel involved in the development of the transaction. The proposed lease site is approximately 8.16 acres of land with direct access to the airfield to be used for the development and construction of corporate business, general aviation, governmental aircraft and aircraft maintenance aircraft hangars. Alpha Distributors Executive Director Vanessa Oliver was present to provide additional information and to answer any questions.

Motion approved with a 3-0 vote.

2. SQUALICUM HARBOR FISHERMAN'S PAVILION, RMC ARCHITECTS

Motion: Authorize the Executive Director to execute a Professional Services Agreement with RMC Architects for the design of the Squalicum Harbor Fisherman's Pavilion project in the amount of \$148,561 plus a 10% contingency for a total authorized contract amount of \$163,417.

Discussion: Senior Engineer Greg Nicoll provided an overview of the proposed site for the Fisherman's Pavilion and discussed the 2019-2020 schedule for the relocation of the storage yard and construction of the pavilion project. The Commission discussed

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overall design, potential uses of the facility, solar feasibility, restroom access and the cost and timing of the construction work.

Motion approved with a 3-0 vote.

3. BLAINE WEBHOUSE NO. 1, DAWSON CONSTRUCTION LLC, CONTRACT AWARD

Motion: Authorize the Executive Director to execute a contract with Dawson Construction, LLC of Bellingham, Washington for the Blaine Webhouse No. 1 construction project in the amount of \$3,388,179 plus a 10% contingency for a total authorized contract amount of \$3,726,997 and reallocate the Capital Improvement Program budgets per the Fiscal Impact section.

Discussion: Project Engineer Jon Gibson presented an overview of the site and a brief explanation of the various components of the Blaine Webhouse No. 1 construction project. The Commission discussed the cost and timing of the construction work, the two bids received and demand for webhouse facilities.

Motion approved with a 3-0 vote.

PRESENTATION

1st Quarter Financial Update- Due to the late hour, the Commission opted to postpone the financial update presentation for placement on the next Commission meeting agenda.

OTHER BUSINESS

The Commission briefly discussed the following items:

Bike lane: Current disconnect of bike lane heading east on Roeder Avenue near the Granary Building- staff will investigate and report back.

Small Theft occurrence at Squalicum Harbor- staff continues to address.

Status - Granary Building- Update will be provided at the next Commission meeting.

Potential Impacts on MTCA funds- to be discussed at the next Commission meeting.

Whatcom CFA request for a review of the weblocker agreement for the marinas.

With no further business, the meeting was adjourned at approximately 7:28 p.m.



President



Secretary